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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: THE RESERVE "J STREET" SUBDIVISION
(MT. AIRY ESTATES MAJOR SUBDIVISION)
PROJECT LOCATION: (EXTENSION OF McKINLEY COURT)
SECTION 76 – BLOCK 2 – LOT 39 & 40.2
PROJECT NUMBER: 04-23
DATE: 8 SEPTEMBER 2004
DESCRIPTION: THE APPLICATION PROPOSES THE FURTHER SUBDIVISION OF
LOTS AT THE END OF McKINLEY COURT (f/k/a "J" STREET)
WITHIN THE MT. AIRY MAJOR SUBDIVISION (a/k/a "THE
RESERVE"). THE APPLICATION MAKES A TOTAL OF FOURTEEN
(14) RESIDENTIAL LOTS FROM TWO (2) EXISTING LOTS. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The plan proposes a subdivision based on the zoning requirements of 1993, as per the conditions of the Stipulation of Settlement between the developer and the Town.

I asked the Town Attorney to comment on the standing of this application relative to the Stipulation. It is my understanding that the Attorney has determined that the developer is entitled to the lots, based on his review of the legal documents. A copy of a memo should be on file with the Planning Board, from the Attorney.

2. At this time, I have not verified the zoning requirements of the Town for 1993, and determined that these are the appropriate reference bulk requirements. I intend to review same with the Building Inspector as soon as possible.
3. It is my understanding that the subdivision may require further approvals from the NYSDEC (sewer extension), OCDOH (water main extension and realty subdivision), and NYSDEC Water Division (water quality/stormwater management modification). This will be further discussed with the applicant.

REGIONAL OFFICES

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4. I have reviewed the submittal and have the following (initial) comments:

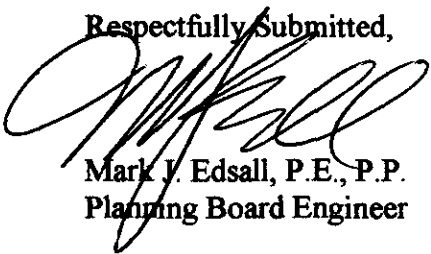
- A stormwater pond is shown on the subdivision. A Stormwater Pollution Plan report should be submitted for review (with subsequent approval from the DEC as well).
- A stormwater Drainage District is required, and has previously been requested for the entire Mt. Airy (Reserve) project. This is still outstanding.
- The roadway section on sheet 2 does not comply with the details required and approved for the balance of the subdivision.
- The Board should verify requirements for sidewalks.
- The approval box should be located in the lower right hand corner of the plan sheets and be free of wording (Planning Board has their own approval stamp language).
- The plans should include complete details for water and sewer construction.

5. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. This will be done on the basis of the above outside agency approvals. The applicant should submit eight (8) sets of drawings and the environmental form for this purpose.

6. The Planning Board should consider authorizing the mandatory Public Hearing for this Major Subdivision, as required under Section 257-13 (A) of the Subdivision Regulations.

7. The applicant should submit verification that this application is not subject to review of the Orange County Planning Department, as per New York State General Municipal Law (GML 239).

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
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